

**Minutes of the
Waterfront Advisory Committee
February 4, 2015**

Present: Charlie Kane, Chairman
Ann Gallelli
Bruce Kauderer
Andy Levitt

Absent: Stuart Greenbaum

Also Present: Daniel O'Connor, Village Engineer

1. Charlie Kane called the meeting to order at 7:00 p.m.

2. REFERRALS

a) 370 South Riverside Avenue—Special Permit application for mixed-use--preliminary consistency review.

Ms. Heike Schneider, architect, and Mr. Kussa, owner of 370 South Riverside Avenue building, were present to answer any questions regarding the preliminary consistency review for the Special Permit for the proposed mixed-use building.

The committee reviewed the EAF, and noted that on p. 2 #5 a, the answer should be "YES", not "NO" since the proposed action is a permitted use under the zoning regulations. There were no comments or changes on the CAF.

The committee reviewed the 44 LWRP policies and determined that the following policies were relevant:

Policy 1: Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.

Since the entire village is considered to be in the waterfront zone, this policy is applicable to the proposed mixed-use building. The proposed mixed-use building, both residential and commercial, will contribute to the revitalization and development of this district.

Policy 5: Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitate its location in other coastal areas.

Policy 5A: When feasible, development within the Village should be directed within the current service area of existing water and sewer facilities or in close proximity to areas where distribution lines currently exist.

This policy is applicable to the proposed mixed-use building because this policy is intended to encourage redevelopment in this Gateway Overlay district. The proposed application is consistent with this policy because the proposed building contributes to the residential and commercial development in this district. Public services and facilities are adequate in this area to serve the proposed mixed-use building.

Policy 11A: Erosion and sediment control measures shall be undertaken in order to safeguard persons, protect property, prevent damage to the environment, and promote the public welfare by guiding, regulating, and controlling the design, construction, use and maintenance of any development or other activity which disturbs or breaks the topsoil or results in earth movement.

This policy is applicable to the proposed application because there will be minimal disturbance to the topsoil given that the second story is being added to an existing building. A sediment and erosion control plan will be required when the site plan is evaluated.

Policy 33: Best Management Practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

Policy 33A: Encourage new developments to retain stormwater runoff on site so as to not increase flows within the existing system or to improve existing stormwater runoff systems so that runoff from such developments does not adversely impact coastal waters.

These policies are applicable to the proposed application because with adequate infiltration devices placed into the ground, pollutants from stormwater runoffs will be minimized. A Stormwater Management Plan will be required and should include storm water management practices that reduce the amount of runoff from the existing or proposed development. The architect stated that a stormwater infiltration system will be proposed.

Policy 37: Best Management Practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into coastal waters.

Policy 37A: Standards and specifications for the control of non-point source discharge as set forth in Westchester County Management Practice Manual or other recognized reference shall be utilized during development of any site.

These policies apply to the application because runoff from the parking area and building will be directed to an infiltration type storm water management system. This will minimize the discharge of pollutants into coastal waters. The proposed project will be consistent with the policy because Best Management Practices will be utilized to minimize the amount of nutrients, organics and eroded soils that could enter the storm water system.

b) 460 South Riverside Avenue—Special Permit Renewal and Modification application for Shoprite Supermarket—Request by applicant for extension of time frame for the WAC to make its preliminary recommendation of consistency.

The Village Engineer stated that Shoprite had requested this time extension in order to resolve some details related to the title search. Ms. Gallelli noted that the Village Board had voted to agree to the extension of the WAC time frame for making the preliminary recommendation of consistency until March 31, 2015. Mr. Levitt made a motion to extend the time frame until March 31, 2015, seconded by Chairman Kane, and voted all in favor 4-0.

3. APPROVAL OF MINUTES

Mr. Kauderer made a motion to approve the minutes of December 30, 2014, seconded by Mr. Kane and carried all in favor by a vote of 4-0.

4. ADJOURNMENT

Mr. Levitt made a motion to adjourn the meeting, seconded by Mr. Kauderer and carried by a vote of 4-0. The meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Ronnie L. Rose
Secretary to the WAC